Energy performance certificate (EPC)

44 Dagtail Lane Hunt End REDDITCH	Energy rating	Valid until:	7 October 2034
B97 5QT		Certificate number:	5890-8686-0032-8003-3043
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Property type	Detached house
Total floor area	171 square metres

Rules on letting this property

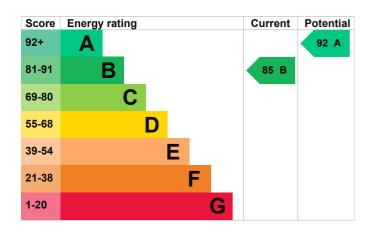
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.26 W/m²K	Very good
Roof	Average thermal transmittance 0.15 W/m²K	Good
Floor	Average thermal transmittance 0.16 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.9 m³/h.m² (as tested)	Good
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 81 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £884 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £66 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 6,140 kWh per year for heating
- 2,353 kWh per year for hot water

impact on the environment	This property produces	2.3 tonnes of CO2
This property's environmental impact rating is B. It has the potential to be A.	This property's potential production	1.1 tonnes of CO2
Properties get a rating from A (best) to G		

You could improve this property's CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

These ratings are based on assumptions 6 tonnes of CO2 An average about average occupancy and energy use. household produces People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£66
2. Solar photovoltaic panels	£3,500 - £5,500	£439

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgradescheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Kamil Nykiel
Telephone	01476 870 504
Email	glenn@ashbyenergy.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/031352
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment Assessor's declaration	No related party
D-4f	0.0-1-10004
Date of assessment	8 October 2024
Date of assessment Date of certificate	8 October 2024 8 October 2024